

DATE: 20.11.2023

DECLARATION

Re: All that piece and parcel of freehold land or ground admeasuring 4265.50 square meters or thereabouts as per the Property Register Cards, in aggregate, bearing CTS Nos. 418, 418/1 to 418/11 of Village Deonar, Taluka Kurla, Registration District of Mumbai Suburban, situate, lying and being at Deonar Farm Road, Deonar, Mumbai 400088 as mentioned in First Schedule. Developer intends to commence the development of the area admeasuring 4265.50 sq. mtrs. consisting of 1 (One) tower, that is **"Godrej Sky Terraces" ("Project")** comprising of 2 Basements + Ground floor + 2 Podiums + 3rd Amenity Floor + 4th to 18th habitable floors (*proposed to be constructed to a maximum of 24 upper floors*)

We, **GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Vikhroli (E), Mumbai 400 079 (**"Developer/Owner"**) are the owners of the Land and are currently developing **"Godrej Sky Terraces" ("Project")**

The Developer/Owner through its Authorized Signatory, Mr. Himanshu Rai, hereby confirms the below:

1. We are the Promoter of Real Estate Project **"Godrej Sky Terraces"** and have made an application under Section 4 of RERA Act, 2016 to the Hon'ble MahaRERA Authority for registration of the Real Estate Project named **Godrej Sky Terraces** along with the authenticated copy of various necessary documents, including CERSAI Declaration.
2. However, when we applied for CERSAI Certificate, there is error reflected on Certificate that **"Transaction was not completed. Please perform the search again."**
3. The above comment in Declaration is due to technical error of CERSAI Portal and not in control of Promoter. However, we cannot afford to delay in registration of this Project with the Hon'ble MahaRERA Authority due to paucity of time, as further delay in registration shall hamper the release of requisite funds. Consequently, we would have to suffer financial hardship without being at any fault from our end.



4. Therefore, we hereby declare Phase Land being developed as **Godrej Sky Terraces**", described above, is free from encumbrance and is not mortgaged with any Bank/ Financial Institution/NBFC etc.
5. We hereby further declare and undertake that, we shall submit the rectified CERSAI Asset Based Search Report once the above referred error of CERSAI Portal is rectified.

For **GODREJ PROPERTIES LTD.**


Mr. Himanshu Rai
(Authorized Signatory)



First Schedule hereinabove referred to

(Description of the Land)

ALL THAT piece or parcel of freehold land or ground admeasuring 4265.50 square meters or thereabouts as per the Property Register Cards, in aggregate, bearing CTS Nos. 418, 418/1 to 418/11 of Village Deonar, Taluka Kurla, Registration District of Mumbai Suburban, situate, lying and being at Deonar Farm Road, Deonar, Mumbai 400088 and bounded as follows i.e., to say:-

On or towards North : Existing Nallah;

On or towards East : Existing Nallah

On or towards West : CTS No. 414, Property formerly of Berozebar Ardeshir Shapurji Narialwala ; and

On or towards South : 13.40 mt. wide road

